



BILL ROSENDAHL

City of Los Angeles
Councilmember, Eleventh District

Committees

Chair, Transportation
Vice Chair, Trade, Commerce & Tourism
Member, Budget & Finance
Member, Ad Hoc on Economic Recovery & Investment
Member, Board of Referred Powers

June 20, 2011

PLUM Committee
200 N. Spring Street
Los Angeles, CA 90012

Re: Third Amendment to the Howard Hughes Center Development Agreement

Honorable Members of the Planning and Land Use Committee,

I am writing to request that the committee delete a well-intended Planning Commission recommendation that would have unintended consequences for the Howard Hughes Center Development: an increase in the amount of workforce housing.

I am proud to consistently demand the maximum amount of affordable housing for each proposed development in my district. In this case, I think the developer has achieved that goal – and coupled it with an extra community benefit that my constituents and I applaud and appreciate.

For a decade, the City of Los Angeles has been working with the Westchester Streetscape Association to beautify Westchester's central thoroughfare. One of the worst areas is the residential stretch of Sepulveda Boulevard between Howard Hughes Center and the Westchester commercial area just north of the airport. At my request and the request of the community, the developer has generously agreed to provide \$2 million for the project and for its long-term maintenance.

I am satisfied with the project's affordable housing component. Of the 600 previously approved units, they would provide 25 workforce housing affordable units. For any increase in units above 600, they are required to provide affordable housing at a rate of 5%.

The Planning Commission then added a requirement of an additional 5% to the affordability level. I would ordinarily endorse this proposal, but in this instance, it would significantly overburden the project and render infeasible the project's sizeable infrastructure contribution..

Westchester Office

7166 W. Manchester Boulevard
Westchester, CA 90045
(310) 568-8772
(310) 410-3946 Fax

City Hall

200 N. Spring Street, Room 415
Los Angeles, CA 90012
(213) 473-7011
(213) 473-6926 Fax

West Los Angeles Office

1645 Carinth Avenue, Room 201
Los Angeles, CA 90025
(310) 575-8461
(310) 575-8305 Fax



Therefore, I ask you to correct this situation by deleting the modification added by the Planning Commission and instead unanimously recommending approval of the amendment as proposed by the applicant, recommended by the Planning Department, and supported by my office and the community.

Regards,

A handwritten signature in black ink, appearing to read "Bill Rosendaal", written in a cursive style.

BILL ROSENDAHL
Councilmember, 11th District

BR: wb